



December 21, 2011

Frank Valdez, AIA
Senior Associate
DiMella Shaffer
281 Summer Street
Boston, MA 02210

RE: Nitsch Project #8398
Mystic Water Works
Capen Court
Somerville, MA 02144

Dear Frank,

Nisch Engineering has analyzed the project site at the Mystic Water Works Pump House located at Capen Court in Somerville, Massachusetts to determine the change in pervious area (green space).

The project consists of the redevelopment and conversion of the existing Mystic Water Works located on Mystic Valley Parkway in Somerville into a 25 affordable housing unit rental apartment building and the demolition of the existing office and garage outbuilding to be replaced with a newly constructed 35 affordable housing unit rental apartment building. All of the 60 one-bedroom units will be designated as low or moderate income units under state guidelines.

The project site includes the redevelopment area described above, a portion of Capen Court (which will remain unchanged), and the small parking lot area across the street from the Mystic Water Works Pump House.

The change in impervious coverage for the site is provided in Table 1 below.

Table 1: Area Summary Table

Cover	Existing (SF)	Proposed (SF)	Difference (SF)	Impervious Area (%)
Impervious	42,148	40,916	-1,232	-2.01%
Pervious	19,031	20,263	+1,232	+2.01%
Total	61,179	61,179		

The analysis shows that this project will increase the amount of pervious area (green space) from its current conditions.

If you have any questions, please call.

Very truly yours,

Nitsch Engineering, Inc.

Owen M Wartella, PE, CPESC, LEED AP BD+C
Project Engineer

OMW/mmn

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